

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration and Urban Development Department – Pithapuram Municipality – Change of land use from Industrial use to Residential use R.S.No.545/1 & 545/2 to an extent of Ac.6.87 cents in Pithapuram (V) & (M), East Godavari District, Applied by Sri A. Veeraaju & others – Draft variation – Confirmation Orders – Issued – Reg.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.199

Dated:20.09.2014

Read the Following:

1. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.661/2012/R, Dated:30.10.2012.
2. Government Memo No.25959/H1/2012-1, MA&UD (H1) Department, Dated:22.06.2013.
3. From the Commissioner of Industries, Hyderabad, Lr.No. 29/1/2012/19294, Dated:12.04.2013.
4. Government Memo No.25959/H1/2012-2, MA&UD (H1) Department, Dated:22.06.2013.
5. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.661/2012/R, Dated:03.12.2013.
6. Government Memo No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
7. Government Memo No.25959/H1/2012-3, MA&UD (H1) Department, Dated:08.01.2014
8. From the Commissioner of Printing, Andhra Pradesh Gazette. No.15, Dated:16.01.2014.
9. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.661/2013/R1, Dated:28.08.2014.

ORDER:

The revised draft variation to the land envisaged in the General Town Planning Scheme for Pithapuram issued in reference 7th read above, was published in Andhra Pradesh Extraordinary Gazette No.15, Part-I, Dated: 16.01.2014. The Director of Town & Country Planning, Hyderabad in the reference 5th read above has informed that the applicant has paid an amount of Rs.83,406/- towards Development/ Conversion charges. Further in the reference 9th read above the Director of Town & Country Planning, Hyderabad while forwarding the paper publications has stated that the Municipal Commissioner, Pithapuram Municipality has informed that upon publication of draft variation, no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D. SAMBASIVA RAO

PRINCIPAL SECRETARY TO GOVERNMENT

To

Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.

The Commissioner, Pithapuram Municipality, Pithapuram, E.G. District.

Copy to:

The individual through the Commissioner, Pithapuram Municipality,

Pithapuram, East Godavari District.

The Collector and District Magistrate, East Godavari District.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

NOTIFICATION

The following draft variation to the Pithapuram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.254 MA., dated:12.07.2004, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in S.No.545/1, 545/2 of Pithapuram town, to an extent of Ac. 6.87 cents in the boundaries of which shown in the schedule hereunder and which is earmarked for Industrial use in the General Town Planning Scheme (Master Plan) Pithapuram sanctioned in G.O.Ms.No.254 MA., dt.12.07.2004 is now designated for Residential use by variation of change of land use as the proposed site is abutting existing 80 feet wide road and a residential colony is developed opposite to the site, subject to providing 9.0 m buffer towards the Industrial use as per Master Plan and also based on the Council Resolution No.364, dated.15.09.2012 and as marked as "ABCDE" in the revised part proposed land use map bearing G.T.P. 42/2013/R available in the Pithapuram Municipality, subject to the following conditions that;

1. The applicant shall provide 9.0 m buffer towards the Industrial use.
2. The applicant shall obtain prior technical approval from the competent authority before taking up the development activity in the site under reference.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Vacant Agricultural land in S.No. 545/P
East	:	Existing Gorsa road width varies from 80'-0" to 96'-0"
South	:	Vacant Agricultural land in S.No.545/P
West	:	Vacant Agricultural land in S.No.546/P and 544/P

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER

